147.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,200 / 811,200
					USE VALUE:	811,200 / 811,200
					ASSESSED:	811,200 / 811,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COVAULT JUSTINE L
Owner 2:	
Owner 3:	
Street 1:	86 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUNTY MORTGAGE LLC -
Owner 2:	-
Street 1:	1172 BEACON STREET
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02461

NARRATIVE DESCRIPTION

This parcel contains 6,061 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1431 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6061.000	329,700		481,500	811,200
Total Card	0.139	329,700		481,500	811,200
Total Parcel	0.139	329,700		481,500	811,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 566.80 | /Parcel: 566.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96719
GIS Ref
GIS Ref
Insp Date 08/15/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 147.0-0004-0009.0 !11501!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,600	0	6,061.	481,500	811,100	811,100	Year End Roll	12/18/2019
2019	101	FV	281,600	0	6,061.	451,400	733,000	733,000	Year End Roll	1/3/2019
2018	101	FV	281,600	0	6,061.	373,100	654,700	654,700	Year End Roll	12/20/2017
2017	101	FV	281,600	0	6,061.	343,000	624,600	624,600	Year End Roll	1/3/2017
2016	101	FV	141,600	0	6,061.	313,000	454,600	454,600	Year End	1/4/2016
2015	101	FV	134,400	0	6,061.	306,900	441,300	441,300	Year End Roll	12/11/2014
2014	101	FV	164,600	0	6,061.	285,300	449,900	449,900	Year End Roll	12/16/2013
2013	101	FV	173,200	0	5,000.	257,100	430,300	430,300		12/13/2012

PRINT

Date	Time
12/11/20	01:40:00

LAST REV

Date	Time
11/04/16	14:02:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUNTY MORTGAGE	66807-31		2/16/2016		722,000	No	No		
COUNTY REO LLC,	64788-416		1/13/2015	Convenience	1	No	No		
TGV LLC,	64319-47		10/2/2014		430,000	No	No		
STILES ANNE L/T	59769-201		8/15/2012	Private	225,000	No	No		
STILES STEPHEN	50142-149		9/26/2007	Convenience	1	No	No		
	PR433-142		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	96719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2015	202	Alterati	3,000					Added a vestibule
3/14/2013	342	Heat App	9,500					
12/13/2012	1694	Renovate	68,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2016	Meas/Inspect	DGM	D Mann
8/15/2016	Permit Visit	DGM	D Mann
5/14/2015	Sales Review	PT	Paul T
4/9/2014	Measured	PC	PHIL C
7/31/2013	Measured	JBS	JOHN S
4/10/2013	Info Fm Prmt	MM	Mary M
4/4/2013	Info Fm Plan	BR	B Rossignol
12/9/2008	Meas/Inspect	294	PATRIOT
1/3/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6061		Sq. Ft.	Site		0	80.	0.99	9									481,466						481,500	

Total AC/HA: 0.13914 | Total SF/SM: 6061 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 481,466 | Spl Credit | Total: 481,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	98003
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345554
Depreciation:	15895
Depreciated Total:	329659

COMMENTS

work had been started but has stopped as of 4/1/14 questions being asked about spliting the Lots.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

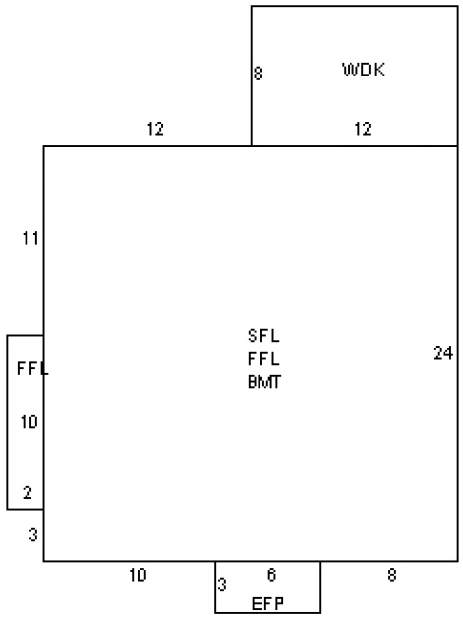
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.20
Special Features:	0	Val/Su Net:	179.87
Final Total:	329700	Val/Su SzAd	288.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	596	177.200	105,612
BMT	Basement	576	73.100	42,103
SFL	Second Floor	547	177.200	96,965
WDK	Deck	96	16.160	1,551
EFP	Enclos Porch	18	73.300	1,319

Net Sketched Area:	1,833			Total:	247,550
Size Ad	1143.2000	Gross Are	1862	FinArea	1431

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	